THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
John Morris
8356 S. Main Street
Wilsonville AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWELVE THOUSAND FOUR HUNDRED FIFTY FIVE AND NO/00 DOLLARS ($12,455.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Gary Crowson and wife, Elizabeth Crowson*** **(herein referred to as *Grantor*)** grant, bargain, sell and convey unto ***John Morris and June Morris*** **(herein referred to as *Grantees*),** the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°00'00"E, a distance of 509.15'; thence N88°45'43"W, a distance of 748.52'; thence N12°58'40"E, a distance of 283.33' to the POINT OF BEGINNING; thence N13°13'58"E, a distance of 51.97'; thence N76°46'02"W, a distance of 113.98'; thence N60°36'53"W, a distance of 188.09'; thence S42°43'33"W, a distance of 45.87'; thence S47°10'16"W, a distance of 81.79'; thence N81°14'23"W, a distance of 131.78'; thence N61°44'47"W, a distance of 263.08' to the Easterly R.O.W. line of South Main Street, 80' R.O.W. and the beginning of a non-tangent curve to the right, having a radius of 3838.14, a central angle of 04°25'07", and subtended by a chord which bears S27°56'09"W, and a chord distance of 295.92'; thence along the arc of said curve and said R.O.W. line, a distance of 295.99'; thence N87°30'40"E and leaving said R.O.W. line, a distance of 855.48' to the POINT OF BEGINNING.
Said Parcel containing 2.65 acres, more or less.

NOTE:
This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

20170309000080420 1/2 $30.50
Shelby Cnty Judge of Probate, AL
03/09/2017 10:34:15 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of February, 2017.

Gary Crowson

Elizabeth Crowson

Shelby County, AL 03/09/2017
State of Alabama
Deed Tax:$12.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Gary Crowson and Elizabeth Crowsons,*** whose names are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2017.

APRIL SHANNON CLARK
My Commission Expires
NOTARY PUBLIC
09-22-2020
ALABAMA STATE AT LARGE

Notary Public
My Commission Expires: 9/22/20

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Gary Crowson
Mailing Address P.O. Box 559
Wilsonville, AL 35186

Grantee's Name John Morris
Mailing Address 8356 S Main St
Wilsonville AL
35186

Property Address 8464 S. Main
Wilsonville, AL 35186

Date of Sale 2-28-17
Total Purchase Price $ 12,455.00
Or
Actual Value $
Or
Assessors Market Value $

purchase price or actual value claimed on this form can be verified in the following documentary dence: (Check one) (Recordation of documentary evidence is not required)

__Bill of Sale
_√Sales Contract
__ Closing Statement
_____ Appraisal
_____Other
_____

he conveyance document presented for recordation contains all of the required information referenced ove, the filing of this form is not required

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Instructions

antor's name and mailing address – provide the name of the person or persons conveying interest to perty and their current mailing address.

antee's name and mailing address – provide the name of the person or persons to whom interest to perty is being conveyed.

perty address – the physical address of the property being conveyed, if available.

te of Sale – the date on which interest to the property was conveyed.

tal Purchase Price – the total amount paid for the purchase of the property, both real and personal, ng conveyed by the instrument offered for recording.

tual Value – If the property is not being sold, the true value of the property, both real and personal, ng conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by censed appraiser or the assessor's current market value.

o proof is provided and the value must be determined, the current estimated fair market value, luding current use valuation, of the property as determined by the local official charged with the ponsibility of valuing property for property tax purposes will be used and the taxpayer will be alized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

test to the best of my knowledge and belief that the information contained in this document is true and urate. I further understand that any false statements claimed on this form may result in the imposition he penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

te 2-28-17

_ Unattested _____
(verified by)

Print Gary Crowson

Sign Gary Crowson
(Grantor/Grantee/Owner/Agent) circle one

20170309000080420 2/2 $30.50
Shelby Cnty Judge of Probate, AL
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